



Demographics

Census 2010 Population (4/1/10)	11,401
Estimated Population (3/1/14) ¹	13,635
Population Percent Change ('10-'13) ³	16.5%
Straight-Line Projected Population (2035) ¹	27,716
Number of Employees ('12 for ZIP 27545) ²	5,284
Number of Businesses ('12) ²	393
Annual Payroll in Millions of Dollars ('12) ²	\$160.6
Median Age ³	32.7 yrs.
Median Household Income ³	\$71,066
Average Household Size ³	2.72
Housing Units (1/1/13) ¹	4,623
Owner-Occupied Housing ³	65.9%
Bachelor's Degree or Higher ³	41.6%

¹ Town of Knightdale Planning Department Estimates

² Census Zip Code Business Patterns, 2012

³ American Community Survey 5-Year Estimates, 2013



Location

Corporate Limits (1/1/15)	6.90 sq. mi.
Extraterritorial Jurisdiction (1/1/14)	18.30 sq. mi.

Ideally located just east of Raleigh and the Neuse River along Interstates 540 & 495. Just 9 miles from downtown Raleigh and 25 expressway miles from RTP!



Town Finances

Tax Base: '14-'15 ¹	\$1,435,611,732
70% Residential / 30% Commercial	
General Fund Budget FY '14-'15 ²	\$12,152,989
Capital Improvement Budget FY '14-'15 ²	\$10,191,029
Unassigned General Fund Balance (6/30/14) ²	\$4,029,715
Top 5 Town Taxpayers: '13 ¹	
1) Knightdale Centers, LLC	(Shopping Center)
2) Greystone Widewaters Co., LLC	(Apartments)
3) Widewaters Knightdale Co., LLC	(Shopping Center)
4) Legacy Oaks Apartments, LP	(Apartments)
5) BRC Knightdale, LLC	(Apartments)

Tax Rates: '14-'15	
Town of Knightdale	\$0.43 per \$100 valuation
Wake County	\$0.578 per \$100 valuation

Number of Town Employees (Full-Time Only) ²	73
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¹ Wake County Revenue Department

² Town of Knightdale Finance Department



Development Activity

2014 Median Home Sales Price ¹	\$193,000
2014 Average Home Sales Price ¹	\$192,800
CAGR: Average Sales Price ('03-'14) ¹	3.14%
Number of Permits: New Residential ('14) ²	135
Construction Value: New Residential ('14) ²	\$25.9 mil.
CAGR: Annual Const. Value ('03-'14) ²	6.1%
Number of Permits: Commercial ('14) ²	51
Construction Value: Commercial ('14) ²	\$3.1 million
Annual Change: Const. Value ('13-'14) ²	47.69%

CAGR = Compound Annual Growth Rate

¹ Wake County Revenue Department

² Town of Knightdale Planning Department